

Grace Park II COA

2026 Budget-Approved

Monthly Dues: \$175.00 Effective June 1, 2026

Special Assessment/Owner \$400

Can be Paid in Two Installments of \$200, Due June 1 and Sept. 1, 2026

92 Units

Previous Dues/Month: \$157

INCOME

	2024	2025	2026
	Actuals	Actuals	Proposed
Dues	\$159,629.68	\$165,956.32	\$193,200.00
Roof Special Assessment			\$36,800.00
Maintenance Reimbursement	\$2,301.20		
Insurance Claim Proceeds			
Postage Reimbursement		\$34.63	
Fees/Fines/Violations		\$45.00	
Interest Income	\$1,806.25	\$515.42	\$510.00
Total Income	\$163,737.13	\$166,551.37	\$230,510.00

EXPENSES

Landscaping Contract & On-site Maintenance Tech	\$32,400.00	\$32,435.67	\$32,435.67
Landscape Maintenance - Non-contract		\$3,785.57	\$2,000.00
Irrigation Maintenance	\$1,625.64		\$2,000.00
Maintenance/Repairs	\$37,422.26	\$26,030.30	\$27,000.00
HVAC/Coolers	\$23,099.23	\$35,986.97	\$32,000.00
Roof Replacement		\$4,360.76	\$32,000.00
Grounds Maintenance, Pet Waste	\$960.90	\$438.90	\$1,000.00
Pest Control	\$313.50		\$500.00
Irrigation Water	\$491.76	\$506.54	\$510.00
Management	\$11,040.00	\$12,052.00	\$13,248.00
Insurance	\$36,525.48	\$42,920.27	\$44,738.00
Electricity	\$575.02	\$752.79	\$765.00
Trash	\$14,563.76	\$16,883.67	\$17,000.00
Office/Mailing	\$1,815.39	\$1,453.43	\$1,850.00
Meeting Costs		\$50.00	\$50.00
Professional Services/Liens/Misc.		\$425.00	
Legal & State Registration	\$25.00	\$44.00	\$44.00
Federal Taxes	\$5.00	\$577.00	\$595.00
Accounting/Tax Preparation	\$250.00	\$283.50	\$300.00
Capital Reserve	\$16,300.00	\$13,433.32	\$22,000.00
Total Expenses	\$177,412.94	\$192,419.69	\$230,035.67

NET INCOME	-\$13,675.81	-\$25,868.32	\$474.33
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Account Balances YTD, 02/10/2026:

Operating:	\$59,930.46
Reserves:	\$25,186.58
Cert. of Deposit:	\$16,967.09

Total Account Balances: \$102,084.13